



**GASCOIGNE
HALMAN**

The Boulevard, West Didsbury
£100,000.00

THE AREA'S LEADING ESTATE AGENCY



CASH BUYERS ONLY, TO BE SOLD WITH TENANT IN SITUE A well-presented and spacious third floor apartment situated in a highly sought after modern purpose built development. Situated only moments from the ever popular Burton Road with its array of bars, restaurants and excellent transport links. Currently achieving a yield of 7.86%. Gated parking, secure telephone entry and lift access to every floor.

Property details

- Cash Buyers Only, To Be Sold With Tenant in Situe
- Achieving a Yield of 7.6%
- Well Presented Third Floor Apartment in a Modern Development
- Good Sized Double Bedroom and Three Piece Shower Room
- Modern Open Plan Living/Dining Kitchen
- Located Only Moments from Burton Road with its Array of Bars, Restaurants and Excellent Transport Links



About this property

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

https://www.rightmove.co.uk/properties/155142497#/?channel=RES_BUY

Internally the property is located on the third floor with lift access, entrance hallway with useful storage cupboard, spacious modern open plan living/dining kitchen with integrated appliances and a Juliet balcony. A spacious light and airy double bedroom benefiting from built in wardrobes and a generous three piece shower room completes the internal accommodation.

Externally the property offers secure gated resident parking, an entry telephone system and lift access to all floors. Offered to the market with No Vendor Chain.



DIRECTIONS

M20 2EA

COUNCIL TAX BAND

C

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

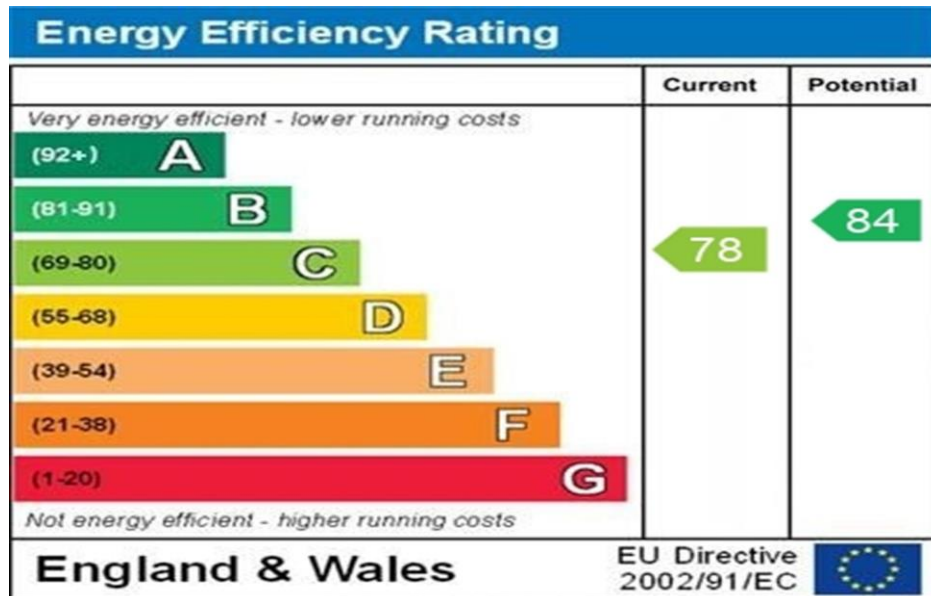
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



WWW.EPC4U.COM

PRIMARY SOURCE OF HEATING

Electric

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

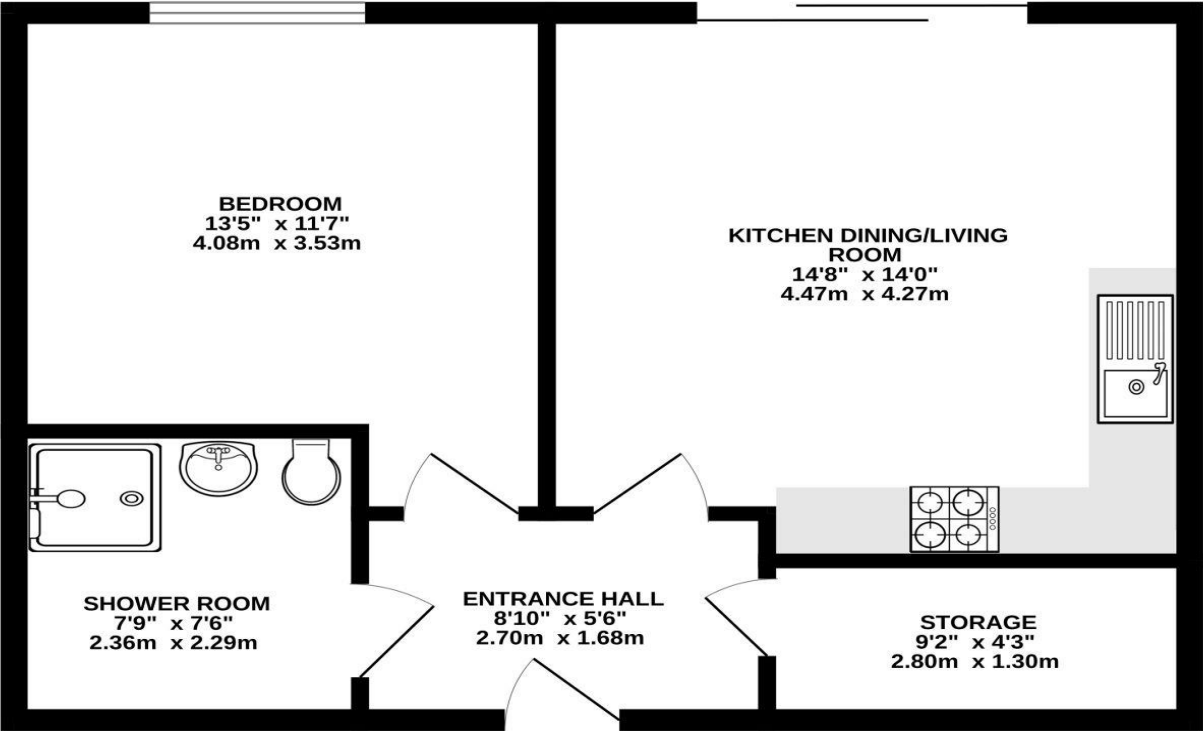
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THIRD FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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